

Nancy Barry Jansson
1693 Nighthawk Terrace
Sunnyvale, CA 94087

May 15, 2000

Attn: Dana Sonenberg Wolfe
PLANNING DIVISION
CITY OF SUNNYVALE
456 W. Olive Avenue
Sunnyvale, CA 94086

Re: File #2000-0126 Development planned for: 1696 S. Wolfe Rd., Sunnyvale, CA

Dear Ms. Sonenberg-Wolfe,

I am personally unable to attend the Planning Commission meeting on Monday, May 22, 2000, so I am writing to you with the request that you make my comments and concerns known at the meeting.

First, let me state that I personally welcome the improvement of the property in question. I have resided at 1693 Nighthawk Terrace for the past 4 years, and in addition to the dust caused by the dirt parking lot, myself and other residents facing this lot have tolerated big rigs parking at night along our wall while running their refrigeration units, as well as hooking up and unhooking their trailers at all hours of the night. We have also endured the countless weekend night "parties", complete with loud music and screaming voices, conducted by patrons of the Samkee Restaurant, which lies adjacent to the lot. While it is fine that Samkee has been using the lot for overflow parking, the litter left by patrons and the unwanted peeping toms looking over our back wall is not acceptable. Therefore, the building of the proposed 6-unit, two story office building is a welcome improvement to the current situation.

There are a total of 8 units in Homestead Village Association, 3 of which face the property in question. These units are (from north to south): 1691 Nighthawk, owned by Christine Fronczak, 1693 Nighthawk Terrace, owned by myself, and 1695 Nighthawk Terrace, owned by Henry Wang. While other members of the Homeowner's Association may voice concerns, it is the residents of these 3 units mentioned above that are most directly affected by the proposed building. Because of this, we have carefully considered the impact this new building will have on our properties and their respective values, which in turn affects everyone in the association.

On Saturday, May 13, 2000, Christine, Henry and I were invited to speak with the contractor (Raymond Tong, Pacific General Construction) about any concerns we may

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have concerning the proposed project. Henry Wang was not able to attend, however, Christine Fronczak and I both visited the property and spoke to Mr. Tong. Items of major concern were: 1. the wall separating our properties, 2. the location of the garbage dumpster enclosure, and 3. the location and height of the lights. Aware of our concerns, Mr. Tong offered suggestions on behalf of Mr. and Mrs. Lee that met with our approval. Below is a synopsis of our agreement:

1. **Wall.** There is a great difference in height between the two sides of the existing wall that separates the two sides. Where the wall appears very low (approx. 5 feet) on the project side closest to Ms. Fronczak's unit (1691), it is easily 11-12 foot high on her side of the wall. Ms. Fronczak has already paid to have the wall patched in that exact area because it was starting to cave in on her side. Increasing the height of the wall will potentially cause further stability problems, and will block the light to the back yards. We would prefer, and will accept, the following solution:
 - A. Install 3 foot high framed redwood lattice to the existing wall along the length of the property. The lattice will visually extend the height of the wall without blocking light or dramatically increasing the weight of the wall. Mr. and Mrs. Lee will take responsibility for maintaining and replacing any damaged or decaying latticework, if necessary.
 - B. In conjunction with the installation of the redwood lattice, Mr. and Mrs. Lee will plant climbing plants with thorns, such as roses or those plants suitable for the area, along the wall. These plants will climb the wall and attach to the latticework, to discourage anyone from climbing the walls into our back yards. The residents will take responsibility for trimming any unwanted part of the foliage which may grow above or through the latticework.
2. **Garbage.** Due to the close proximity of the residential master bedrooms, which face the proposed project, we have asked the city and the contractor to move the garbage dumpster enclosure as far away as possible. We would prefer that the enclosure be directly on Wolfe Road, but we understand that the current plans for the bus dock prevent this. Therefore, we will accept the following compromise:
 - A. Move the garbage dumpster enclosure to the furthest parking space on the west side of the parking lot, adjacent to the driveway.
3. **Lights.** Also due to the close proximity of the residential master bedrooms, which face the proposed project, we have asked that Mr. and Mrs. Lee be sensitive to the location and the height of the proposed lighting scheme. We have agreed to the following:

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- A. The lights on the property shall be no higher than 14 feet in height. We accept that this request may require the installation of one or two more lights to guarantee proper light coverage of the parking lot.
- B. The lights placed along the wall will have shields around them to prevent light spillage onto the residential properties. This request should not require the installation of additional lights.

The 3 units most directly affected by the new property feel the above solutions are the acceptable, and if met as promised leave us with no major complaints about the proposed structure. We are grateful to Mr. and Mrs. Lee, Mr. Tong of Pacific General Construction, and the T-Square Consulting Group for making every effort to contact and work with the residents who are most directly affected by this project.

Best Regards,

Nancy Barry-Jansson
1693 Nighthawk Terrace

Christine Fronczak
1691 Nighthawk Terrace

Henry Wang
1695 Nighthawk Terrace

CC: Homestead Village Association, c/o Laru Property Management
Raymond Tong, Pacific General Construction